



Assigned Planner: Shannon Pine  
645-2208  
spine@columbus.gov

## REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 211-009/11335-00000-00115

Date Received: 3/1/11

Application Accepted By: S. Pine

Fee: \$1850 —

Comments: \_\_\_\_\_

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 759 East Hudson Street

Zip 43211

Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)

*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-136571, 010-072502, 010-072509, 010-213089

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) L-C-5 (Z88-3054)

Requested Zoning District(s) C-4

Recognized Area Commission Area Commission or Civic Association South Linden Area Commission

Proposed Use or reason for rezoning request: commercial use

(continue on separate page if necessary)

Proposed Height District: H-35

Acreage 0.50 +/-

[Columbus City Code Section 3309.14]

### APPLICANT:

Name George Bellows, Receiver, for Hamme and West Enterprises LTD

Address 6125 Frantz Road

City/State Dublin, OH

Zip 43017

Phone # (614) 789-0600

Fax # (614) 789-9208

Email gbellowsho@aol.com

### PROPERTY OWNER(S):

Name George Bellows, Receiver, for Hamme and West Enterprises LTD

Address 6125 Frantz Road

City/State Dublin, OH

Zip 43017

Phone # (614) 789-0600

Fax # (614) 789-9208

Email gbellowsho@aol.com

☐ Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Donald Plank, Plank Law Firm

Address 145 East Rich Street, 3rd Flr.

City/State Columbus, OH

Zip 43215

Phone # (614) 947-8600

Fax # (614) 228-1790

Email: dplank@planklaw.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE George Bellows as Receiver

PROPERTY OWNER SIGNATURE George Bellows as Receiver

ATTORNEY / AGENT SIGNATURE Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



# REZONING APPLICATION

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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-009

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DONALD PLANK, Plank Law Firm

of (1) MAILING ADDRESS 145 East Rich Street, 3rd Flr., Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 759 East Hudson Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 3/1/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

☐ Check here if listing additional property owners  
on a separate page.

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(4) George Bellows, Receiver for Hamme and West Enterprises LTD  
6125 Frantz Road  
Dublin, OH 43017

George Bellows, Receiver for Hamme and West Enterprises LTD  
(614) 789-0600

(5) South Linden Area Commission, c/o George Walker, Jr.  
1378 E. 23rd Avenue  
Columbus, OH 43211

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SEE EXHIBIT A

SIGNATURE OF AFFIANT

(8) Donald Plank

Subscribed to me in my presence and before me this 1st day of MARCH, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer

Exhibit A  
759 East Hudson Avenue  
Winchester Pike  
Z11-  
March 1, 2011

211-009

**APPLICANT:**

George Bellows, Receiver,  
Hamme and West Enterprises LTD  
6125 Frantz Road  
Dublin, OH 43017

**PROPERTY OWNER:**

George Bellows, Receiver,  
Hamme and West Enterprises LTD  
6125 Frantz Road  
Dublin, OH 43017

**ATTORNEY FOR APPLICANT**

Donald Plank  
Plank Law Firm  
145 East Rich Street, 3<sup>rd</sup> Flr.  
Columbus, OH 43215-5240

**COMMUNITY GROUP/COALITION:**

South Linden Area Commission  
c/o George Walker, Jr.  
1378 East 23<sup>rd</sup> Avenue  
Columbus, OH 43211

**SURROUNDING PROPERTY  
OWNERS (125 Feet)**

Nizar Al Kamhawi  
Rihab R Al Kamhawi  
952 Amberly Place  
Columbus, OH 43220

Sally Garish Tr  
420 East Cooke Road  
Columbus, OH 43214

766 East Hudson Street LLC  
3155 Wareham Road  
Columbus, OH 43221

Nam V Huynh  
773 East Hudson Street  
5315 Avalon Avenue  
Columbus, OH 43229

LLIJ Co  
2130 East Broad Street  
Columbus, OH 43209

Brian S and Linda L Hout  
2407 Pontiac Street  
Columbus, OH 43211

Columbus City School District  
Bd of Education/Real Estate  
270 East State Street  
Columbus, OH 43215

**SHEET 1 of 2**

March 1, 2011  
Z11-  
759 East Hudson Street

Z11-009

**ALSO NOTIFY:**

David B. Perry  
David Perry Co., Inc  
145 East Rich Street, 3<sup>rd</sup> Flr.  
Columbus, OH 43215

Hamme and West Enterprises LTD  
6574 Sunbury Road  
Westerville, OH 43082

Hamme and West Enterprises LTD  
594 Woodbay Drive  
Columbus, OH 43230

**SHEET 2 of 2**

March 1, 2011

Z11 - \_\_\_\_\_

759 East Hudson Avenue



# REZONING APPLICATION

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## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 211-009

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) George Bellows, Receiver, for Hamme and West Enterprises LTD  
of (COMPLETE ADDRESS) 6125 Frantz Road, Dublin, OH 43017

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. George Bellows, Receiver, for Hamme and West Enterprises LTD 6125 Frantz Road, Dublin, OH 43017 # of Columbus based employees: 0 Contact: George Bellows, (614) 789-0600	2. Hamme and West Enterprises LTD 6574 Sunbury Road Westerville, OH 43082 # of Columbus based employees: unknown Contact: Glen West
3. -----  	4. -----  

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

George Bellows as Receiver

Subscribed to me in my presence and before me this 1st day of MARCH, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

*This Project Disclosure Statement expires six months after date of notarization.*



BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

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# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010136571, 010072502, 010072509

Zoning Number: 759

Street Name: E HUDSON ST

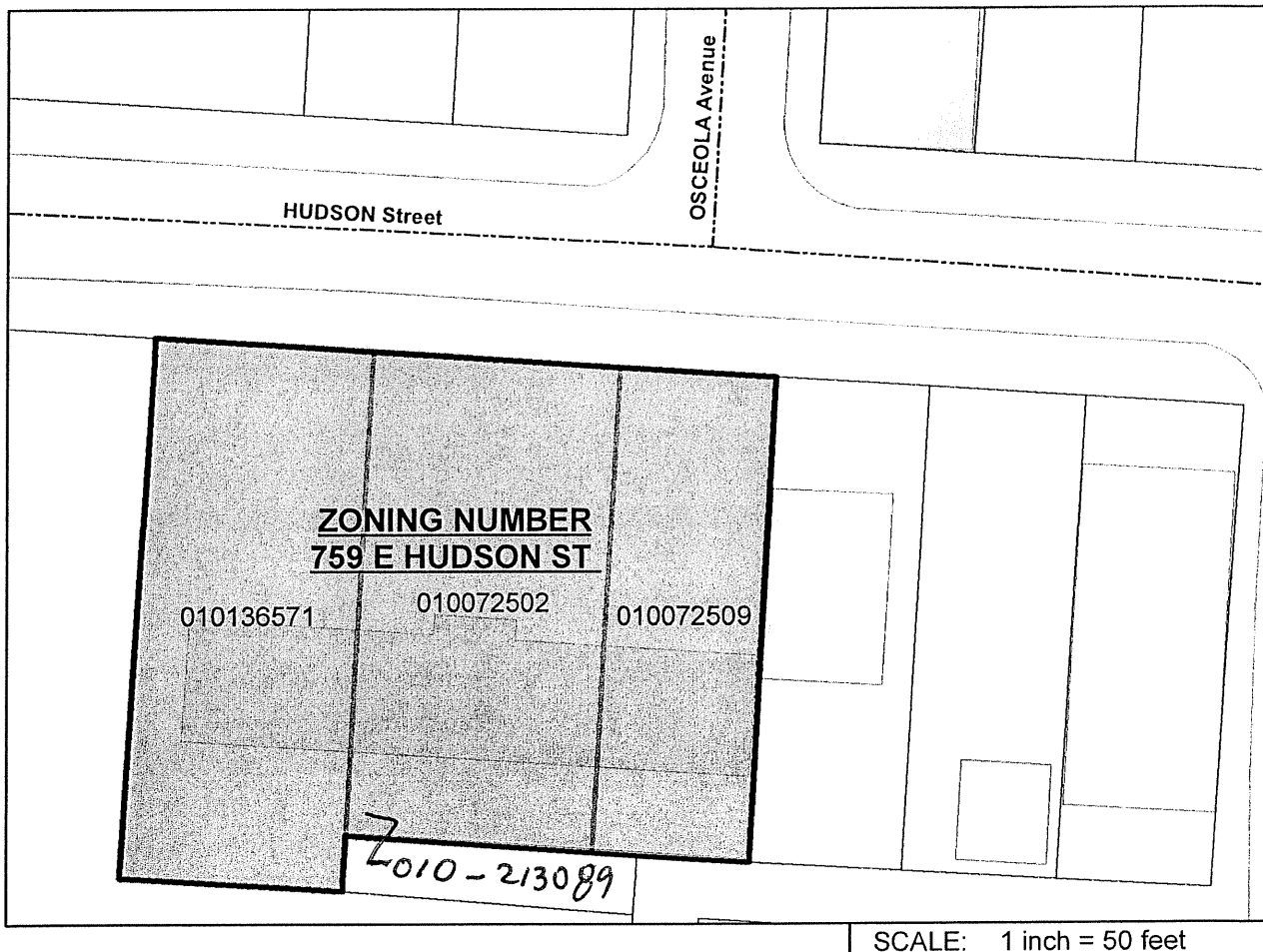
Lot Number: 1-2

Subdivision: HIAWATHA PARK PL

Requested By: DAVE PERRY CO., INC (DAVE PERRY)

Issued By: *Edyana Amarian*

Date: 2/24/2011



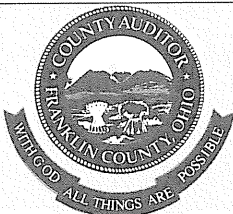
SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 1688



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

211-009



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 2/18/11



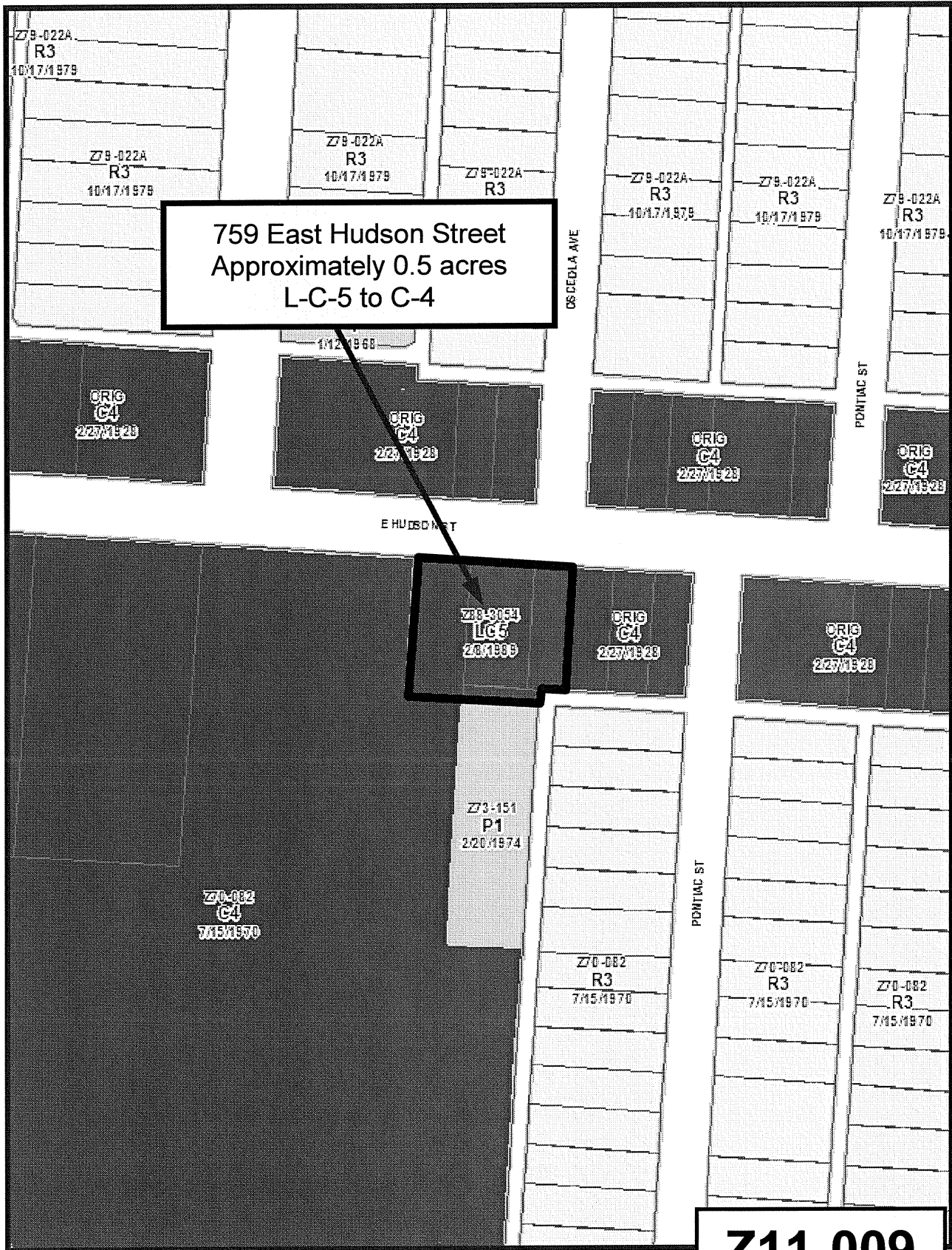
Disclaimer

Scale = 50



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department



759 East Hudson Street  
Approximately 0.5 acres  
L-C-5 to C-4

**Z11-009**



759 East Hudson Street  
Approximately 0.5 acres  
L-C-5 to C-4


OSCEOLA AVE

PONTIAC ST

E HUDSON ST

PONTIAC ST

**Z11-009**



759 East Hudson Street  
Approximately 0.5 acres  
L-C-5 to C-4

This is an aerial photograph of an industrial or commercial district. A specific property is highlighted with a black rectangular box. An arrow points from the text box above to this highlighted area. The surrounding area includes various industrial buildings, parking lots, and streets. Labels for 'E HUDSON ST', 'DECELA AVE', and 'PONTIAC ST' are visible on the map.

**Z11-009**